

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – March 29, 2007 P.M.

Members Present: David Grabowski, Vice-Chair; Linda Dombrowski; Gary Rosenbaum

Members Absent: Tammy CitaraManis, Chairperson

DPZ Staff Present: Marsha McLaughlin; Bob Lalush

Pre-Meeting Minutes

The Board discussed the format for the meeting and the order of the cases.

Minutes

No minutes were voted upon.

PUBLIC MEETING

Mr. Grabowski opened the public meeting at approximately 7:03 p.m.

ZONING REGULATION AMENDMENTS

NOTE: Since ZRA 81 and ZRA 82 both address the two family dwelling conditional use, the Planning Board considered them together.

ZRA 81 – Courtney Watson, Councilwoman

Presented By: Bob Lalush

Petition: To amend Section 131.N.48 of the zoning regulations requiring that two family dwellings located in an R-12 zoning district have a minimum lot size of 20,000 sq. ft.

DPZ Recommendation: Denial

Petitioner's Representative: Courtney Watson

Mr. Lalush presented the Technical Staff Report and explained that the Department believes that the issue of two family dwellings is better addressed in ZRA 82.

Ms. Dombrowski asked several questions regarding the use of two family dwellings. Mr. Lalush explained that two family dwellings is fairly rare and the original intent was to be able to allow an apartment use or in-law suite within an existing home

ZRA-82 Courtney Watson, Councilwoman

Presented By: Bob Lalush

Petition and Location: To amend Section 109.G.17 and 131.N.48 of the zoning regulations to delete the two family dwelling conditional use in the R-12 zoning district.

DPZ Recommendation: Approval

Petitioner's Representative: Courtney Watson

Mr. Lalush explained the two parts of the proposed amendments which would eliminate two family dwelling units from the R-12 district, as well as deleting it as an allowed conditional use. He also

explained the Department's recommendations that two family dwelling units be removed from R-ED zoning district, as well modify proposed language.

Mr. Rosenbaum asked if Department of Housing commented on the proposed amendment and Mr. Lalush stated that no agency comments were received.

Ms. Dombrowski asked several questions regarding the previous use of two family dwellings and Mr. Lalush stated that two family dwellings were originally for existing homes, but now is being looked at by the development community for new construction as well. Ms. Dombrowski asked if two family dwellings were kept in the regulations would it be necessary for a minimum lot size. Mr. Lalush explained the Department's preference is to delete two family dwellings all together.

Ms. Courtney Watson spoke and explained the situation of a proposed development of semi-detached units on one lot, which created the need for the legislation. She stated that by the developer creatively interpreting the regulations would allow the developer to double the density on a parcel in the R-12 zoning district. Ms. Watson stated that she met with representatives of affordable housing and residential infill and that the two issues are not competing against one another, but that the County is trying to meet both goals.

Roy Appletree, President of the Association of Community Services spoke in opposition of the proposed regulation amendment, stating his concerns regarding the ability to create affordable housing in the County.

Carol McPhee of 9150 Ramsey Road spoke in opposition of the proposed regulation amendments stating her concerns that it would eliminate ways to create affordable housing in the County.

Ms. McLaughlin clarified that two family dwellings were intended to be apartments within a larger dwelling, such as in-law suites and that duplexes or semi-detached are two units of equal size and allowed by right in the current zoning regulations.

Mary E. Burke of 6250 Old Washington Road spoke in support of the proposed regulation amendments stating her concerns regarding an increase in density and the negative impact on traffic.

Robert Bachmeier of 1055 Tolling Clock Way spoke on behalf of the Interfaith Coalition for Affordable Housing, stating his opposition to the proposed regulation amendment due to his concerns regarding shortage of affordable housing and piecemeal zoning fixes.

Valerie McGuire of 8070 Fetlock Court spoke in support of the proposed regulation amendments stating that Elkridge area is already an affordable area and that the General Plan needs to be followed.

David Marc of 6145 Old Washington Road spoke in support of the proposed regulation amendments stating his concerns that developers had found a "loophole" in the regulations that would allow them to double the density in the area, which would negatively impact the neighborhood. He also stated that he is not in opposition of affordable housing.

Cathy Hudson of 6018 Old Lawyers Hill Road spoke in support of the proposed regulation amendment stating that two family dwellings language is too flexible and that density does not equate to affordable housing. She also stated that the Elkridge area is experiencing growth issues such as lack of stormwater management.

Ed VanSickle of 5982 Augustine Avenue, Elkridge spoke in support of the proposed regulation amendments stating that he moved to Elkridge into a single-family home neighborhood because he did not want to live in a neighborhood of duplexes. He also stated he does not object to affordable housing.

Howard Johnson, representing the Greater Elkridge Community Association spoke in favor of the proposed regulation amendments stating his concerns regarding duplexes, density and traffic. He also stated that Elkridge already has affordable housing in the area.

John Liparini of Brantly Development Group spoke stating that he was the developer that proposed a plan to create duplexes on one lot using the two family dwelling regulations and that when he met with the community, he agreed to withdraw his plan for the duplexes because the neighborhood did not want the duplexes to be built.

Angie Beltram of 3125 Paulskirk Drive, Ellicott City spoke in favor of the proposed regulation amendments and stated that she would like the amendment to also include the R-20 zoning district.

Sherman Howell of AACHC spoke in opposition to the proposed regulation amendments, stating that they would aggravate existing affordable housing problems in Howard County.

Diane Butler of 4056 St. Johns Lane spoke in support of the proposed regulation amendments, stating her concerns regarding density and infill development.

Andre DeVeneil of 10122 Wesly Drive, Columbia spoke in opposition to the proposed regulation amendment stating his concerns that a more comprehensive and coherent plan be created to address all issues of density and affordable housing.

Mike Folger of 6012 Adcock Lane spoke in support of the proposed regulation amendments stating that he was told originally that single family homes would be built on the lot adjacent to his home.

Michael Bennett of 5958 Augustine Avenue spoke in support of proposed regulation amendments stating his concerns regarding density.

Ms. McLaughlin stated that the Board had two choices, they could vote on the amendments as presented or they could look at alternate language prepared by the Department.

Ms. Dombrowski stated her concern about going through the same process twice due to the additional language that DPZ has created.

Ms. Watson stated that there is an urgency to the proposed amendments to prevent this type of creative use of the regulations.

Motion:

Ms. Dombrowski moved to go into public worksession and Mr. Rosenbaum seconded the motion.

ZRA 82

Worksession:

Ms. Dombrowski moved to approve staff report for ZRA 82 and Mr. Rosenbaum seconded the motion.

Discussion:

Mr. Rosenbaum stated there was no comment from the County Housing and Community Development Director and as written the proposed amendment has the potential to limit affordable housing in the future. He also stated his concerns that zoning should not be piecemeal and that it could have an adverse impact.

Ms. Dombrowski stated her concern regarding eliminating the type of housing without feedback from the Housing Director, but that the amendment would not eliminate two family dwellings in R-12 in developments with appropriate lot sizes.

Mr. Grabowski stated his belief that the proposed amendments would eliminate the current problem in the area.

Vote:

2 Yea 1 Nay. The motion was carried.

ZRA 81

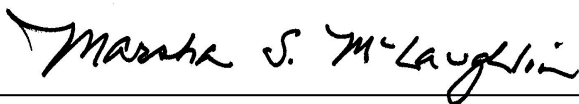
Motion:

Ms. Dombrowski moved to deny ZRA 81 and Mr. Rosenbaum seconded the motion.

Vote:

3 Yea 0 Nay. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 9:25 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary